

CORPORATE DEVELOPMENT COMMITTEE

County Council Chambers
7 Broadway Street West, Paris
Monday, April 6, 2009
7:08 p.m.

Present: Mayor Eddy, Councillors Wheat, Simons, Haggart, Powell, Atfield, Chambers, Hodge, Coleman (7:45 p.m.) and Gatward

Regrets: Councillor Schmitt

Staff: Glassford, Johnston, Compeau, Underwood, Bell, A. Davidson, Stevenson, Staley and Carman.

Councillor Chambers in the Chair.

APPROVAL OF AGENDA

Moved by – Councillor Powell
Seconded by – Councillor Hodge

That the agenda and addendum for the April 6, 2009 meeting of the Corporate Development Committee be approved as printed, with the following changes/additions:

- Change in order of agenda to move Staff Report CD-09-32 to follow Approval of Agenda
- Information report from Councillor Powell – Federal Census 2006

.Carried

STAFF REPORT

CD-09-32 - Submission of Municipal Drinking Water License Applications and Operational Plans

Moved by – Councillor Haggart
Seconded by – Councillor Gatward

Whereas Ontario Regulation 188/07 requires the County of Brant to submit an Operational Plan based on the Drinking Water Quality Management Standard to the Canadian General Standards Board and an application for a Municipal Drinking Water Licence for its Municipal Residential Drinking Water Systems to the Ministry of the Environment by May 1, 2009;

And whereas the Ministry of the Environment Director's Direction provides municipalities options for submitting Operational Plans and which accreditation process will be followed;

And whereas the Operational Plan requires commitment and endorsement of Municipal Council for the water systems;

Be it hereby resolved that the draft Operational Plan be received and that Municipal Council be presented the final version of the Operational Plan at the April 21, 2009 Council meeting to receive commitment and endorsement;

And that the County of Brant follow Option 2 Limited Scope – Entire DWQMS Accreditation when submitting its Operational Plan to the Canadian General Standards Board, which provides the County an additional twelve (12) months from the date of accreditation to ensure that the County’s Operational Plan is appropriately implemented.

.Carried

In Camera at 7:15 p.m. to discuss potential litigation matter, on motion of Mayor Eddy and Councillor Gatward. The Committee adjourned to the Lower Meeting Room to hear this presentation.

This portion of the meeting is recorded in the In Camera – Confidential Corporate Development Committee minutes dated April 6, 2009.

Open Session at 7:25 p.m., on motion of Councillors Simons and Wheat.

DELEGATIONS / PRESENTATIONS / PETITIONS

Comprehensive Review of Employment Lands

Brian Smith, Plansmith, presented an overview of the Municipal Comprehensive Review of Employment Lands within the County of Brant. The purpose of this study was to undertake a strategic review of nine main employment areas in the County’s present Official Plan and to determine those areas that are best suited to accommodate the employment growth targets to 2031 as set out in the Growth Plan for the Greater Golden Horseshoe.

Mr. Smith reviewed and ranked the effectiveness of the nine main employment land areas in the County, noting that they cover 1,500 acres of vacant developable land and the Growth Plan indicates that only 450 acres are required to meet the County’s employment land requirements to 2031. However, the County does not have a good supply of “shovel-ready” employment lands available at the present time. For the period to 2016, the preferred employment land to meet the County’s requirements (158 acres) is in Area 3A – Rest Acres Road, north of Highway 403, and 3B – Rest Acres Road, south of Highway 403. Another 295 acres will be required from 2016 to 2031 with the preferred areas being Area 2B (east of Paris, south of Dundas Street) and Area 9, St. George.

Questionnaires were circulated to 138 industrial operators and owners regarding the strengths, weaknesses, opportunities and threats in relation to employment lands. This information will be discussed further at a special Planning Advisory Committee meeting that is to be scheduled for early May.

Mr. Smith provided information on the following recommendations on strategic directions for employment lands:

- due to the fact that the Provincial Policy Statement restricts new development from using partial or private servicing, the County’s Official Plan should be amended to allow for modifications
- pre-zoning of employment lands is appropriate for “shovel-ready” lands
- potential of “after use” extractive lands for future employment use
- development of a joint Economic Development Strategy to address cross-jurisdictional issues, including provision of servicing to various areas, road improvements, economic development models, etc.
- preparation of a strategic financial and infrastructure plan specific to employment lands
- request to Province for multi-year funding to meet future growth targets

Mr. Smith reviewed areas in Burford, North Paris, East Paris, and along Paris Road that were more suitable for conversion to non-employment uses. He recommended that Council receive the Municipal Comprehensive Review of Brant County Employment Lands dated March 2009, and that the recommendations contained in Sections 8.1 through 8.4 of the report be considered in the Official Plan review process.

David Johnston, Director of Development Services advised that a special Planning Advisory meeting has been scheduled for 7:00 p.m. on May 4, 2009 at the Council Chambers to discuss this report and applications under the Official Plan process related to employment lands. He also noted that copies of Mr. Smith's PowerPoint presentation would be circulated to all members of Council for their information.

CD-09-44 – Draft Comprehensive Review of Employment Lands

Moved by – Councillor Haggart
Seconded by – Councillor Simons

That Report CD-09-44, Draft Comprehensive Review of Employment Lands be received in draft form for consideration and public input;

That a copy of the draft report be posted on the County Web site, circulated to all County Offices, and made available to interested parties;

That the Industrial related requests from the input received through the Official Plan Review be considered at a Special Planning Advisory Committee meeting to be scheduled for May 4 and the applicants be so advised;

And that the recommendations dealing with County Development Standards and relative background reports be referred to County staff for consideration as part of the Development Standards Review which will be considered separately by Council.

.Carried

St. George Memorial Hall and Old School

David Simpson, on behalf of the South Dumfries Historical Society, advised that his group has an interest in both the St. George Memorial Hall and the St. George Old School because of the historical significance of these buildings. The Historical Society is trying to put together a group of community partners to take over management of the St. George Memorial Hall. This building was given to the community as a war memorial in memory of residents who served in the Great War. The Architectural Conservancy of Ontario has been contacted to review the building from various aspects, including structural soundness, heritage importance and accessibility issues, including the need for an elevator. The Historical Society will also be working with the tenants at the St. George Old School on options for that building, noting that the current lease is in place until 2012. Mr. Simpson requested that the Committee not declare these two buildings surplus at this time to allow their group to review the issues and come up with creative solutions to preserve these historical community buildings.

In response to questions, Mr. Simpson advised that at the present time, the South Dumfries Historical Society meets at various locations throughout the community.

MINUTES

Moved by – Councillor Coleman
Seconded by – Mayor Eddy

That the Corporate Development Committee minutes of March 9, 2009 be approved as printed.

.Carried

Moved by – Mayor Eddy
Seconded by – Councillor Hodge

That the Corporate Development Committee in camera minutes of March 9, 2009 be approved as printed.

.Carried

CONSENT ITEMS

CD-09-38 – Evaluation Criteria - Janitorial Services Contract

Moved by – Councillor Hodge
Seconded by – Councillor Coleman

Whereas current contracts for the provision of Janitorial Services for the following County-owned buildings are expired, terminated or non existent:

- Customer Service Office, 26 Park Avenue, Burford
- Customer Service Office, 66 Grand River Street North, Paris
- Council Chambers, 7 Broadway Street, Paris
- O.P.P. Building, 28 Mechanic Street, Paris
- Fire Administration, 61 Dundas Street East, Paris;

Be it hereby resolved that the following evaluation criteria be used for assessing Janitorial Contractor submissions in response to a Request for Quotation:

Health and Safety Program and WSIB Rating	20
Experience and References	20
Cost proposal	<u>60</u>
Total Score	<u>100</u>

.Carried

CD-09-40 – Development Charges By-laws

Moved by – Councillor Haggart
Seconded by – Mayor Eddy

That in order to move forward with the updates of the County of Brant Development Charges By-laws, the following proposals of the County's consultant be approved:

1. The timetable for the replacement of By-law Number 155-05 (Southwest Paris) be detailed in the Spring of 2009 and extend into 2010, if required, it being noted that the by-law updating process must be complete by mid-2010;

2. The entire Paris Area (Southwest Paris, plus the balance of the Paris Community) be removed from the coverage of the County-wide by-law with respect to water, sanitary sewer and roads services. In order to accomplish this, an area-specific by-law covering those three services for the balance of Paris only would be passed with a one-year by-law term to:
- ensure that development occurring in that area in the next year would be subject to an appropriate development charge; and
 - necessitate completion of the servicing planning for Paris overall, by the time the Southwest Paris Development Charge by-law expires. This would result in the balance of Paris being:
 - treated on its own on an area-specific basis for sewer, water and roads purposes; or
 - addressed as part of an overall Paris development charge; or
 - reconnected with the County-wide by-law, while possibly amending its water, sanitary sewer and roads charge

. Carried

Moved by – Councillor Coleman
Seconded by – Councillor Gatward

That the following consent items be received as information:

1. CD-09-41 – Update Re: Jerseyville-Langford Co-operative Preschool Move – F. Bell
Councillor Coleman noted his disappointment that government rules and regulations will prohibit the Jerseyville-Langford Co-operative Preschool from moving to the Onondaga Customer Service office.
2. Correspondence to Mr. S. Schaefer from Mr. C. Hamel, AECOM re: Response to Comments during the 30-day Review Period – Southwest Paris Water Supply Schedule C Class Environmental Assessment Study.
3. Correspondence to Mr. M. O'Connor from Mr. C. Hamel, AECOM re: Response to Comments during the 30-day Review Period – Southwest Paris Water Supply Schedule C Class Environmental Assessment Study.
4. CD-09-48 – Economic Development & Tourism Activity Update – E. Rowen.
5. Resolution – Municipality of South Bruce re: Requested Increase in Funding to the 36 Ontario Conservation Authorities.
6. Resolution – Town of Lakeshore re: Imposing a Restriction Window on In Line Municipal Drain Construction from March 15 to June 30 Province-Wide.
7. Resolution – Municipality of Grey Highlands re: Removal of Local Land Use Planning Controls for Renewable Energy Facilities.
8. Resolution – Tay Valley Township re: Fisheries Management in Zone 17 and 18.
9. Copy of Correspondence from the Municipality of Thames Centre re: Municipal Impact – Collapse of Recycled Materials Commodities Market.

.Carried

REPORTS FROM STAFF

CD-09-42 – Tax Ratios & Tax Levy

Moved by – Councillor Hodge
Seconded by – Councillor Powell

That the by-law confirming all tax ratios and tax reductions for specific property types be approved;

And that the by-law confirming the 2009 tax rates for all property types be approved.

.Carried

CD-09-49 – Historical Grants

Moved by – Councillor Coleman
Seconded by – Councillor Hodge

That the following 2009 Historical grants be approved:

Paris Museum and Historical Society	\$27,000
South Dumfries Historical Society	1,500
Salt Springs Church Heritage Society	500
Brant Historical Society	14,000
Ontario Genealogical Society of Brant	<u>1,000</u>
	<u>\$44,000</u>

.Carried

CD-09-43 – Declaration of Certain Properties to be Surplus

In response to questions, Fran Bell, Associate Director of Corporate Services, advised that staff is still in negotiations with community groups for some of the buildings listed in the initial Property Strategy Report, on the basis that negotiations must be completed prior to the 2010 budget deliberations. The Brant Stewardship Network Council and the Apple Harvest Festival organizations, tenants in the building at 5 Main Street North, St. George, have been given notice of the proposed sale of this building. Councillor Wheat noted that declaring the St. George Memorial Hall and Old School buildings as surplus to the needs of the County would be beneficial to the group interested in these buildings.

Moved by – Councillor Wheat
Seconded by – Councillor Atfield

That the following properties be declared surplus to the needs of the County: Northfield Hall, Bethel Hall, St. George Old School, St. George Memorial Hall and 5 Main Street, St. George;

And further that staff be authorized to work with interested parties to transfer ownership of these properties;

And further that any offers of purchase and sale or agreements to transfer ownership be brought to Council for approval;

And further that 5 Main Street, St. George be listed for sale at a price of \$441,600.

.Carried

CD-09-46 – Establishment of Hearing Tribunal

In response to questions, Fran Bell explained that a training manual and process is being developed for members of the Hearing Tribunal, it being noted that because of an outstanding appeal, the tribunal should be established expediently. The members of the Committee of Adjustment have not been approached about taking on these responsibilities, and if they do not wish to do so, a separate panel will need to be established. Councillor Atfield

suggested that if the Committee of Adjustment members agree to take on these additional responsibilities, their remuneration should be increased accordingly.

Moved by – Councillor Coleman
Seconded by – Councillor Hodge

That the establishment of a five member Appeal Tribunal to hear licensing appeals pursuant to the County of Brant Business Licensing By-law and the County of Brant Tax Licensing By-law be approved;

And further that the appointment of the Committee of Adjustment members, to the County of Brant Appeal Tribunal, be approved, subject to agreement by the members of the Committee of Adjustment;

And further that staff prepare the required by-law and amendments to achieve this purpose.

.Carried

CD-09-45 – Response to Paris Tax Delegation Presentation

Moved by – Councillor Hodge
Seconded by – Councillor Simons

That Report CD-09-45, Response to Paris Tax Delegation Presentation, be received as information and Committee approval of the staff recommendation contained in Staff Report CD-09-35 to amend the proposed Tax By-law, amended in accordance with the resolution of the Corporate Development Committee at its December 8, 2008 meeting be reaffirmed.

.Carried

INFORMATION REPORTS

1. Councillor Powell presented information on a presentation he had attended at the Chamber of Commerce Brantford Brant regarding the 2006 Federal Census information. This information will be circulated in the correspondence file at the April 21 Council meeting.

DIRECTORS' UPDATE

1. Director Glassford advised that the Auditors are working on the 2008 Audit at this time. Although the County ended 2008 with a surplus, it is less than was budgeted. Staff will be monitoring their actual expenditures closely this year to keep costs within budget. Staff is proceeding with projects included in the 2009 Budget Plan for the Corporate Services Department.

In Camera at 8:38 p.m. to discuss legal matters, potential property acquisition and personal matters about identifiable individuals, on a motion of Councillors Hodge and Atfield.

This portion of the meeting is recorded in the In Camera – Confidential Corporate Development Committee minutes dated April 6, 2009.

Open Session at 9:35 p.m., on a motion of Councillors Atfield and Hodge.

NEXT MEETING

The Committee adjourned at 9:36 p.m. to meet again on Monday, May 11, 2009 at 7:00 p.m. in the County Council Chambers.

Secretary